

**ARE YOU PREPARED FOR A FLOOD IN YOUR NEIGHBORHOOD?**

**YOU ARE RECEIVING THIS BROCHURE BECAUSE YOUR PROPERTY IS IN OR NEAR A SPECIAL FLOOD HAZARD AREA OR BECAUSE YOU LIVE IN A FLOOD PRONE AREA.**

➤ **History of Flooding in the City of Seabrook.** It is critical to remember that the City of Seabrook, being located in the Gulf of Mexico region, is subject to flooding from the Galveston Bay. Harris & Galveston Counties have experienced approximately eleven Gulf Hurricanes and five Tropical Storms since 1900, which resulted in flood damages. The most recent hurricane event was Hurricanes Ike in 2008, but storms like Hurricane Carla in 1961 and Tropical Storm Allison in 2001 caused major flooding in Seabrook. Being prepared is your best defense against such events. Seabrook is subject to storm surge, flooding from heavy rains and high tides.

***What should you do before a flood?***

➤ **Determine if your property is located in an area subject to flooding.** The following areas have a known potential for flooding:

<b>Miramar</b>	<b>The Point</b>
<b>Baybrook</b>	<b>Lower Todville</b>
<b>Seascape</b>	<b>Old Seabrook</b>
<b>Wildwood</b>	<b>Pine Gully</b>
<b>Mud Bayou</b>	<b>Taylor Lake</b>
<b>Galveston Bay</b>	<b>Clear Lake</b>

This is not a complete list of areas that are within flood zones, but rather a list of areas with documented flooding problems. A property located within a flood zone does not necessarily have flooding problems. If your neighborhood is not listed, your property may still be within a flood zone, as designated by Federal Emergency Management Agency (FEMA) maps. Upon request, the Seabrook Community Development Department at (281) 291-5705, will make free flood zone determinations for properties within the City.

FEMA maps are also available in Harris County Public Libraries. If located in an “A” Zone, your property is within the Special Flood Hazard Area (SFHA), which is an area that has been determined to have the potential for flooding caused by a 100-year storm. If located in a “V” Zone, your property is also within the SFHA and could also be subject to velocity wave action. The building department also maintains elevation certificates for many properties within the city which are also available for review.

➤ **Purchase flood insurance on your property.** Flooding is not covered by a standard homeowner’s insurance policy. A separate flood insurance policy is required to cover damages incurred by flooding. Coverage is available for the building itself as well as for the contents of the building. The City of Seabrook participates in the National Flood Insurance Program (NFIP) that makes available federally backed flood insurance for all structures, whether or not they are located within the floodplain. Note that there is a 30-day waiting period before coverage goes into effect. More than 25 percent of NFIP claims are filed by properties located outside the 100-year floodplain, also known as the Special Flood Hazard Area (SFHA). Contact your insurance agency for more information. Flood insurance information is also available in the Evelyn Meador Branch Library and at Seabrook City Hall.

➤ **Maintain drainage channels and pipes free of obstruction and debris.** The City of Seabrook performs cleaning and maintenance activities on the drainage channels and pipes in City easements & rights-of-way in accordance with an established schedule and other standard operating procedures. Residents are encouraged to assist in maintaining the drainage in their areas by removing or reporting obstructions (such as shopping carts, leaves, debris, trash, etc.). Keeping drainage channels free of obstructions reduces flooding in the event of heavy rains. By way of City ordinance, it is illegal to dump trash, leaves, landscape debris, paint, grease, or any other material into any portion of the City’s drainage system. Such dumping can have devastating impacts on water quality in addition to causing flooding. To report obstructions or illegal dumping, or for questions regarding drainage system maintenance, please contact Storm Water Maintenance at (281) 474-3286.

➤ **Protect your property from the hazards of flooding and wind.** Various methods may be used to minimize flooding. If the floor level of your property is lower than the “Base Flood Elevation” (elevation of the 100-year flood, based on the FEMA maps), consider elevating your structure, if possible. Brochures discussing flood proofing and other mitigation measures are available in the Evelyn Meador Branch Library and at Seabrook City Hall. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages. Attaching plywood or specially made panels over windows and patio doors may help protect against high wind damages associated with hurricanes. The City of Seabrook will make site visits to provide one-on-one advice to a property owner regarding flooding and drainage issues on private property. For more information, please contact Seabrook Community Development Department at (281) 281-5705.

➤ **Meet improvement requirements.** The National Flood Insurance Program (NFIP) requires that if the cost of reconstruction, additions, or other improvements to a building equals or exceeds 50% of the building’s market value, then the building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standards. For example, a residence damaged so that the cost of repairs equals or exceeds 50% of the building’s value before it was damaged must be elevated above the base flood elevation. For more information, contact Seabrook Community Development Department at (281) 281-5705. Citizens can also obtain information on flood protection assistance from the City including site-specific flood related data, data on historical flooding in the neighborhood, and sources for financial assistance. The state of Texas administers several mitigation grants that offer financial assistance to property owners wanting to mitigate their floodprone structures. Visit [www.twdb.state.tx.us/flood/grant/](http://www.twdb.state.tx.us/flood/grant/) or [www.fema.gov/hazard-mitigation-assistance](http://www.fema.gov/hazard-mitigation-assistance).

➤ **Meet permitting requirements.** All development within the city requires a permit. Always check and fulfill permitting requirements, with the Seabrook Community Development Department at (281) 281-5705, before you build on,

alter, fill, or re-grade on any portion of your property and/or within any easement or right-of-way. Also, contact the number above to report any suspected permitting violations.

➤ **Develop an evacuation plan and make an emergency supply kit.** Decided where and what route you are taking if an evacuation is ordered. Organize important documents, records and update phone numbers to take with you. Non-perishable food, water, batteries, flashlights, a manual can opener, and a battery-operated radio should be kept available.

***What should you do during a flood?***

➤ If dangerous flooding conditions are imminent, avoid driving a vehicle if possible. Do not attempt to drive or wade through deep pockets of water or running washes. Unstable banks should be avoided.

➤ Avoid low-lying areas. Seek shelter in the highest areas possible

➤ If your property is in imminent danger of flooding, it is recommended that you turn off your electricity at the main circuit breaker but leave your gas service on at the meter. For additional guidance please contact Center Point Energy at (713) 207-2222(power) or (713) 659-2111(gas). These numbers may also be contacted regarding reconnecting you services after a storm or any other electrical / natural gas emergencies.

➤ Tune-in to local commercial radio stations (KTRH – 740 AM, KROI – 92 FM) or television stations (KPRC 2, KHOU 11, KTRK 13, KRIV 26, KIAH 39, KXLN 45), or NOAA Weather Radio (frequencies 162.550 or 162.400) for Watch and Warning Bulletins and any corresponding emergency instructions. The Seabrook Office of Emergency Management will order or advise evacuations if conditions warrant this action.

➤ If evacuations are called for, it is imperative that you follow instructions in the time frame noted. The state has designated evacuation routes: SH-36, SH-288, SH-6, IH-45, US-290, US-59, SH-146 and I-10. If you choose to take an alternate route, essential services such as food, fuel, etc., are not guaranteed.

➤ Questions regarding emergency procedures may be addressed to the Seabrook Office of Emergency Management at (281) 291-5700. For maps of evacuation routes, please consult: [www.seabrooktx.gov/evacuation](http://www.seabrooktx.gov/evacuation)

## ***What should you do after a flood?***

- Listen to the radio for emergency instructions.
- Avoid driving if possible.
- Follow established procedures for property damage repairs:

Select a contractor who is licensed in his trade. The City of Seabrook requires contractors to be registered with the city and to have require State of Texas licenses and registration. Licensed and/or Registered contractors will have a State of Texas identification number displayed on their vehicle. They will also be able to produce a copy of their licenses. Only licensed electricians may perform electrical work, only licensed plumbers may perform work on plumbing and gas system, only licensed mechanical contractors may perform heating, ventilation and air conditioning work, and only licensed building contractors may perform building related work. Verify that contractors are licensed before signing or agreeing to any repair contracts. It is also recommended that you verify certification of liability and workman's compensation insurance. Complaints against licensed contractors may be referred to the appropriate licensing agency.

Require your contractors to obtain the proper permits for work being performed. Permits are required for any permanent improvement (including painting, roofing, siding, additions, alterations, etc.) to a structure and for site work such as grading, filling, etc. Permits are required even if a homeowner is doing the work himself.

Questions about permits or contractor licensing may be addressed to the Seabrook Community Development Department at (281) 281-5705.

## ***Recognize the natural and beneficial functions of floodplains to help reduce flooding.***

Floodplains are a natural component of the Harris / County environment. Understanding and protecting the natural functions of floodplains helps reduce flood damage and protect resources. When flooding spreads out across the floodplain, its energy is dissipated, which results in lower flood flows downstream, reduced erosion of the streambank and

channel, deposition of sediments higher in the watershed and improved groundwater recharge. Floodplains and wetlands provide breeding and feeding grounds for fish and wildlife, create and enhance waterfowl habitat, and protect habitats for rare and endangered species. They provide open space, aesthetic pleasure, and areas for active uses such as parks and playgrounds.

Seabrook's floodplain contains several watersheds that convey water from the surrounding areas into the city on its way to the Gulf of Mexico. These are the Clear Creek, Armand Bayou and Galveston Bay watersheds. The Clear Creek watershed covers approximately 197 square miles containing about 154 miles of open streams. Armand Bayou is the largest tributary to Clear Creek and is a separate watershed. In addition to containing 86 miles of open streams, the watershed hosts the 2,000-acre Armand Bayou Park and Nature Center at its mouth. The Galveston Bay watershed is the ultimate outfall for all drainage in Harris County. It contains an additional 24 miles of open streams, primary of those being Pine Gully. Galveston Bay supports a wide diversity of marine habitat and wildlife, including adjacent marshes and estuaries. Many areas within the watersheds are considered environmentally sensitive.

Poorly planned development in floodplains & watersheds can lead to stream bank erosion, loss of valuable property, increased risk of flooding to downstream properties and degradation of water quality.

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### **For more information about flood safety or the NFIP, please note the following:**

<http://www.hcfd.org/floodinsurance.html>  
[www.floodalert.fema.gov](http://www.floodalert.fema.gov)  
[www.fema.gov/hazards/floods](http://www.fema.gov/hazards/floods)  
1-888-FLOOD29

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*This information is provided by the City of Seabrook and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Seabrook, contact your regulatory authority for information. If you believe you received this notice in error, or if you no longer own this property, please contact the City of Seabrook Community Development Department at (281) 291-5705 or via U.S. mail.*



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First Class Mail  
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Seabrook, TX  
Permit #25



**FLOOD SAFETY**  
*A Publication by the City of Seabrook*